

101.0

0003

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
854,200 / 854,200
854,200 / 854,200
854,200 / 854,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MOCCASIN PATH, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VICHNIAC REBECCA A	
Owner 2:	
Owner 3:	

Street 1: 18 MOCCASIN PATH
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: HERMON ADAM D & KATHLEEN A -
Owner 2: -

Street 1: 18 MOCCASIN PATH
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .198 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1990 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:		Exempt		
Flood Haz:				

D		Topo	1	Level
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8640	Sq. Ft.	Site			0	70.	0.79	4									475,439						475,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8640.000	378,800		475,400	854,200		65066
							GIS Ref
							GIS Ref
							Insp Date
							08/10/20

Total Card / Total Parcel
854,200 / 854,200
854,200 / 854,200
854,200 / 854,200

USER DEFINED

Prior Id # 1: 65066
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 06:42:18
LAST REV
Date Time
05/25/21 14:45:00
apro
8083
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 101.0-0003-0004.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,800	0	8,640.	475,400	854,200		Year end	12/23/2021
2021	101	FV	353,600	0	8,640.	475,400	829,000		Year End Roll	12/10/2020
2020	101	FV	347,300	0	8,640.	475,400	822,700		Year End Roll	12/18/2019
2019	101	FV	268,000	0	8,640.	475,400	743,400		Year End Roll	1/3/2019
2018	101	FV	268,000	0	8,640.	407,500	675,500		Year End Roll	12/20/2017
2017	101	FV	268,000	0	8,640.	380,400	648,400		Year End Roll	1/3/2017
2016	101	FV	237,300	0	8,640.	326,000	563,300		Year End	1/4/2016
2015	101	FV	223,200	0	8,640.	292,100	515,300		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERMON ADAM D &	1562-125	1	9/11/2020		1,040,000	No	No		
ORFANOS STEVEN,	1443-36		10/4/2013		552,500	No	No		
BOUDREAU EDWARD	1437-124		7/10/2013	Change>Sale	475,000	No	No		
BOUDREAU EDWARD	1252-37		5/15/2002	Family		1	No	No	Edward J Boudreau Sr. dod 1/1/2013
	551-90		1/1/1901	Family		No	No	N	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2014	38	Add Bath	110,000	O				
11/21/2013	1724	Manual	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/10/2020	Measured	DGM	D Mann
5/12/2016	Meas/Inspect	PT	Paul T
5/14/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
12/31/2013	Info Fm Prmt	EMK	Ellen K
4/14/2009	Meas/Inspect	372	PATRIOT
10/25/1999	Meas/Inspect	256	PATRIOT
8/16/1991		KT	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

